HOUSING MARKET INFORMATION

HOUSING NOW

Edmonton CMA

Canada Mortgage and Housing Corporation

Date Released: August 2007

New Home Market

Edmonton's Housing Starts Lower In July

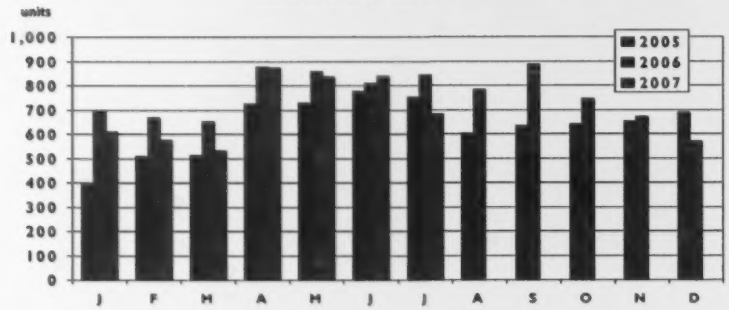
For the third month in a row, total housing starts in Greater Edmonton declined on a year-over-year basis in July. Housing starts across the Edmonton Census Metropolitan Area (CMA) fell by 13 per cent from July 2006 to 1,241 units. On a year-to-date basis, total housing starts are largely unchanged from the number of homes started in the first seven months of 2006.

Following a record performance in the month of June, single-detached starts across the region fell by 19 per cent year-over-year in July. Builders started work on 682 units compared with 845 in July 2006. However, last year's July single-detached numbers were the best on record for that

Figure 1

Single-Detached Housing Starts

Edmonton CMA



Source: CMHC, July 2007

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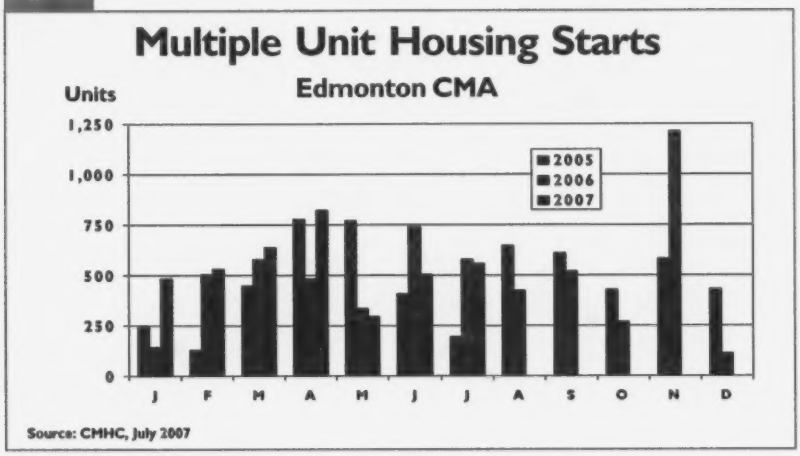
HOME TO CANADIANS

Figure 2



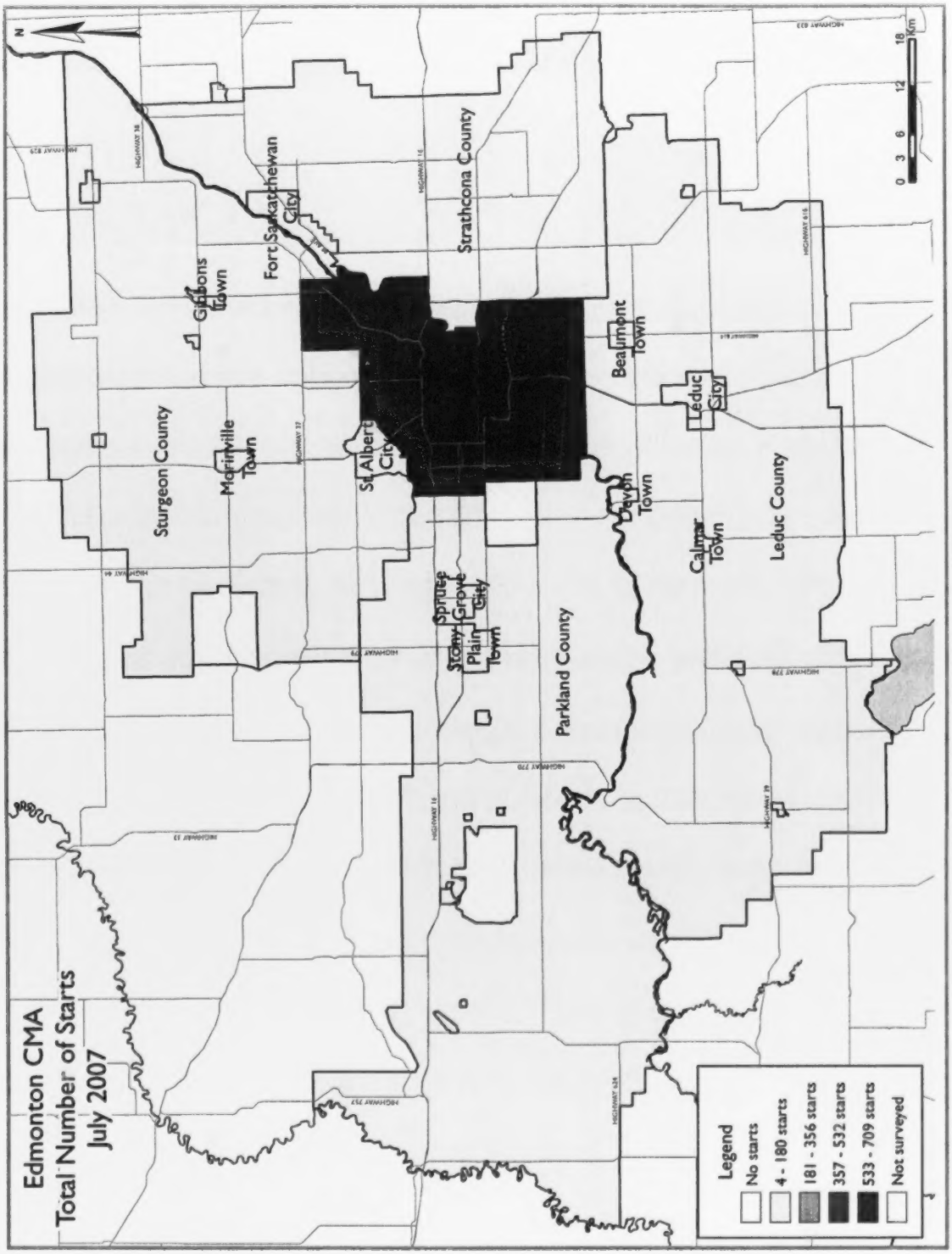
month. Improvements in the suburban areas were erased by a 39 per cent drop in single starts within Edmonton City. For the year-to-date, single-detached starts across Metro have fallen by 8.5 per cent from last year's record-setting pace. Considering the recent surge in resale listings, higher mortgage rates this year combined with escalating new house prices, CMHC anticipates further weakness in single-detached starts in the months ahead.

Single-detached completions in July reached 652 units, largely unchanged from July 2006. Meanwhile, there were 618 singles absorbed across the region, representing a slight decline from last July. With completions outpacing absorptions by 34 units, the inventory of completed and unoccupied singles rose from 435 units in June to 469 units in July. Compared with this time last year, July's inventory including show homes was down by less than two per cent. Single-detached units under construction, however, remain at a record high level. Inventories should rise in the months ahead as builders contend with rising completion levels amid a resale market which has seen a big upsurge in active listings since May.

Single-detached homes absorbed in July for record-high average price of $466,183, representing a 53 per cent increase from the same month last year. This absorbed average price reflects the price of homes that were completed and absorbed in July 2007 but in many cases negotiated and priced before construction began. So far this year, the new house absorbed average price has risen by 42 per cent.

Multiple dwelling starts also declined from last July's levels, falling 3.5 per cent year-over-year to 559 units. A strong upswing in semi-detached starts was countered by a combined 22 per cent fall in row and apartment activity. All of the 310 apartment units started in July were found within the city of Edmonton, including an 80 unit rental structure located in the city's southwest. Despite lower year-over-year production in the past three months, year-to-date multi-unit starts remain 14 per cent ahead of activity reported in the first seven months of 2006.

Multiple unit completions totalled 304 units in July, down 21 per cent year-over-year from the 384 multi-unit completions reported in July 2006. Absorptions in July outpaced completions by 55 units, causing inventories to fall from 224 units in June to 169 units. Current inventories are down by 78 per cent from the 752 units that were on-hand in July 2006, but are expected to rise in the months ahead. Multiple dwellings under construction stood at 8,332 units in July, representing a 17 per cent increase over the same time last year. Meanwhile, resale condo inventories have risen rapidly across Metro in the past three months and this will provide some added competition for new condo developers.


Edmonton CMA
Total Number of Starts
July 2007
N
0 3 6 12 18 Km
Fort Saskatchewan City
Strathcona County
Gibbons Town
Beaumont Town
Leduc City
Sturgeon County
Morinville Town
St. Albert City
Devon Town
Calmar Town
Leduc County
Stony Plain Town
Sprucе Grove City
Parkland County
Legend
No starts
4 - 180 starts
181 - 356 starts
357 - 532 starts
533 - 709 starts
Not surveyed

HOUSING NOW REPORT TABLES

Available in ALL reports:

1	Housing Activity Summary of CMA
2	Starts by Submarket and by Dwelling Type – Current Month or Quarter
2.1	Starts by Submarket and by Dwelling Type – Year-to-Date
3	Completions by Submarket and by Dwelling Type – Current Month or Quarter
3.1	Completions by Submarket and by Dwelling Type – Year-to-Date
4	Absorbed Single-Detached Units by Price Range
5	MLS® Residential Activity
6	Economic Indicators

Available in SELECTED Reports:

1.1	Housing Activity Summary by Submarket
1.2	History of Housing Activity (once a year)
2.2	Starts by Submarket, by Dwelling Type and by Intended Market – Current Month or Quarter
2.3	Starts by Submarket, by Dwelling Type and by Intended Market – Year-to-Date
2.4	Starts by Submarket and by Intended Market – Current Month or Quarter
2.5	Starts by Submarket and by Intended Market – Year-to-Date
3.2	Completions by Submarket, by Dwelling Type and by Intended Market – Current Month or Quarter
3.3	Completions by Submarket, by Dwelling Type and by Intended Market – Year-to-Date
3.4	Completions by Submarket and by Intended Market – Current Month or Quarter
3.5	Completions by Submarket and by Intended Market – Year-to-Date
4.1	Average Price ($) of Absorbed Single-Detached Units

SYMBOLS

n/a	Not applicable
*	Totals may not add up due to co-operatives and unknown market types
**	Percent change > 200%
-	Nil or zero
--	Amount too small to be expressed
SA	Monthly figures are adjusted to remove normal seasonal variation

Table 1: Housing Activity Summary of Edmonton CMA
July 2007

	Ownership						Rental		Total*
	Freehold			Condominium					
	Single	Semi	Row, Apt. & Other	Single	Row and Semi	Apt. & Other	Single, Semi, and Row	Apt. & Other	
STARTS									
July 2007	676	142	3	6	104	230	0	80	1,241
July 2006	844	102	6	1	119	352	0	0	1,424
% Change	-19.9	39.2	-50.0	**	-12.6	-34.7	n/a	n/a	-12.9
Year-to-date 2007	4,921	726	23	27	1,087	1,877	6	115	8,782
Year-to-date 2006	5,382	642	30	23	634	1,944	12	103	8,770
% Change	-8.6	13.1	-23.3	17.4	71.5	-3.4	-50.0	11.7	0.1
UNDER CONSTRUCTION									
July 2007	6,476	952	50	34	1,614	5,245	22	453	14,846
July 2006	5,139	628	33	23	961	5,010	69	414	12,277
% Change	26.0	51.6	51.5	47.8	68.0	4.7	-68.1	9.4	20.9
COMPLETIONS									
July 2007	649	82	0	3	57	165	0	0	956
July 2006	655	74	0	4	127	183	0	0	1,043
% Change	-0.9	10.8	n/a	-25.0	-55.1	-9.8	n/a	n/a	-8.3
Year-to-date 2007	4,278	510	25	10	438	1,695	39	92	7,087
Year-to-date 2006	4,048	430	8	27	621	1,457	18	398	7,007
% Change	5.7	18.6	**	-63.0	-29.5	16.3	116.7	-76.9	1.1
COMPLETED & NOT ABSORBED									
July 2007	468	100	0	0	22	8	3	37	638
July 2006	475	98	0	2	70	278	3	304	1,230
% Change	-1.5	2.0	n/a	-100.0	-68.6	-97.1	0.0	-87.8	-48.1
ABSORBED									
July 2007	615	80	0	3	59	165	0	55	977
July 2006	630	66	3	4	122	252	0	132	1,209
% Change	-2.4	21.2	-100.0	-25.0	-51.6	-34.5	n/a	-58.3	-19.2
Year-to-date 2007	4,285	494	25	10	462	1,783	4	274	7,337
Year-to-date 2006	4,144	388	3	26	633	1,615	1	510	7,320
% Change	3.4	27.3	**	-61.5	-27.0	10.4	**	-46.3	0.2

Source: CMHC (Starts and Completions Survey, Market Absorption Survey)

Table 1.1: Housing Activity Summary by Submarket
July 2007

	Ownership						Rental		Total*
	Freehold			Condominium					
	Single	Semi	Row, Apt. & Other	Single	Row and Semi	Apt. & Other	Single, Semi, and Row	Apt. & Other	
STARTS									
Edmonton City									
July 2007	290	54	3	6	46	230	0	80	709
July 2006	487	56	6	0	74	119	0	0	742
Beaumont Town									
July 2007	34	0	0	0	0	0	0	0	34
July 2006	29	2	0	0	8	0	0	0	39
Devon Town									
July 2007	3	0	0	0	4	0	0	0	7
July 2006	4	0	0	0	2	0	0	0	6
Fort Saskatchewan City									
July 2007	37	24	0	0	0	0	0	0	61
July 2006	32	4	0	0	16	0	0	0	52
Leduc City									
July 2007	42	16	0	0	0	0	0	0	58
July 2006	41	8	0	0	0	0	0	0	49
Leduc County									
July 2007	18	0	0	0	0	0	0	0	18
July 2006	5	0	0	0	0	0	0	0	5
Morinville Town									
July 2007	12	0	0	0	0	0	0	0	12
July 2006	10	0	0	0	0	85	0	0	95
Parkland County									
July 2007	50	0	0	0	6	0	0	0	56
July 2006	22	0	0	0	0	0	0	0	22
Spruce Grove City									
July 2007	22	18	0	0	28	0	0	0	68
July 2006	41	4	0	0	0	0	0	0	45
St. Albert City									
July 2007	17	0	0	0	0	0	0	0	17
July 2006	44	14	0	0	0	0	0	0	58
Stony Plain Town									
July 2007	27	20	0	0	12	0	0	0	59
July 2006	15	4	0	0	0	0	0	0	19
Strathcona County									
July 2007	87	10	0	0	8	0	0	0	105
July 2006	81	10	0	1	19	148	0	0	259
Sturgeon County									
July 2007	20	0	0	0	0	0	0	0	20
July 2006	13	0	0	0	0	0	0	0	13
Remainder of the CMA									
July 2007	17	0	0	0	0	0	0	0	17
July 2006	20	0	0	0	0	0	0	0	20
Edmonton CMA									
July 2007	676	142	3	6	104	230	0	80	1,241
July 2006	844	102	6	1	119	352	0	0	1,424

Source: CMHC (Starts and Completions Survey, Market Absorption Survey)

Table 1.1: Housing Activity Summary by Submarket
July 2007

	Ownership						Rental		Total*
	Freehold			Condominium					
	Single	Semi	Row, Apt. & Other	Single	Row and Semi	Apt. & Other	Single, Semi, and Row	Apt. & Other	
UNDER CONSTRUCTION									
Edmonton City									
July 2007	3,323	512	45	10	1,074	4,345	22	295	9,626
July 2006	3,048	398	33	22	744	4,046	65	322	8,678
Beaumont Town									
July 2007	351	42	0	0	110	0	0	0	503
July 2006	202	30	0	0	30	0	0	41	303
Devon Town									
July 2007	21	0	0	0	14	0	0	0	35
July 2006	12	0	0	0	6	0	0	0	18
Fort Saskatchewan City									
July 2007	205	84	0	0	48	79	0	0	416
July 2006	151	34	0	0	24	189	0	0	398
Leduc City									
July 2007	376	60	0	0	20	0	0	24	480
July 2006	192	50	0	0	0	0	0	0	242
Leduc County									
July 2007	65	0	0	0	0	0	0	0	65
July 2006	38	0	0	0	0	0	0	0	38
Morinville Town									
July 2007	146	12	0	0	0	85	0	0	243
July 2006	57	2	0	0	15	146	0	0	220
Parkland County									
July 2007	240	6	0	0	6	0	0	0	252
July 2006	127	6	0	0	0	0	0	0	133
Spruce Grove City									
July 2007	437	98	0	0	46	123	0	0	704
July 2006	271	28	0	0	11	52	0	0	362
St. Albert City									
July 2007	269	32	0	0	73	87	0	0	461
July 2006	254	28	0	0	58	139	0	51	530
Stony Plain Town									
July 2007	186	76	0	0	34	60	0	0	356
July 2006	116	20	0	0	0	0	0	0	136
Strathcona County									
July 2007	646	28	0	24	183	462	0	134	1,477
July 2006	520	30	0	1	73	438	0	0	1,062
Sturgeon County									
July 2007	127	0	0	0	0	0	0	0	127
July 2006	72	0	0	0	0	0	0	0	72
Remainder of the CMA									
July 2007	84	2	5	0	6	4	0	0	101
July 2006	79	2	0	0	0	0	4	0	85
Edmonton CMA									
July 2007	6,476	952	50	34	1,614	5,245	22	453	14,846
July 2006	5,139	628	33	23	961	5,010	69	414	12,277

Source: CMHC (Starts and Completions Survey, Market Absorption Survey)

Table 1.1: Housing Activity Summary by Submarket
July 2007

	Ownership						Rental		Total*
	Freehold			Condominium					
	Single	Semi	Row, Apt. & Other	Single	Row and Semi	Apt. & Other	Single, Semi, and Row	Apt. & Other	
COMPLETIONS									
Edmonton City									
July 2007	304	38	0	2	30	165	0	0	539
July 2006	434	42	0	3	95	179	0	0	753
Beaumont Town									
July 2007	32	6	0	0	0	0	0	0	38
July 2006	19	6	0	0	0	0	0	0	25
Devon Town									
July 2007	0	0	0	0	0	0	0	0	0
July 2006	1	0	0	0	0	0	0	0	1
Fort Saskatchewan City									
July 2007	19	10	0	0	13	0	0	0	42
July 2006	19	0	0	0	6	0	0	0	25
Leduc City									
July 2007	44	0	0	0	0	0	0	0	44
July 2006	21	0	0	0	8	0	0	0	29
Leduc County									
July 2007	19	0	0	0	0	0	0	0	19
July 2006	8	0	0	0	0	0	0	0	8
Morinville Town									
July 2007	9	2	0	0	0	0	0	0	11
July 2006	11	0	0	0	0	0	0	0	11
Parkland County									
July 2007	35	0	0	0	0	0	0	0	35
July 2006	13	2	0	0	0	0	0	0	15
Spruce Grove City									
July 2007	40	12	0	0	4	0	0	0	56
July 2006	22	4	0	0	2	0	0	0	28
St. Albert City									
July 2007	40	6	0	0	6	0	0	0	52
July 2006	32	2	0	0	14	0	0	0	48
Stony Plain Town									
July 2007	16	2	0	0	0	0	0	0	18
July 2006	9	6	0	0	0	0	0	0	15
Strathcona County									
July 2007	57	4	0	1	4	0	0	0	66
July 2006	54	12	0	1	2	0	0	0	69
Sturgeon County									
July 2007	18	0	0	0	0	0	0	0	18
July 2006	9	0	0	0	0	0	0	0	9
Remainder of the CMA									
July 2007	16	2	0	0	0	0	0	0	18
July 2006	3	0	0	0	0	4	0	0	7
Edmonton CMA									
July 2007	649	82	0	3	57	165	0	0	956
July 2006	655	74	0	4	127	183	0	0	1,043

Source: CMHC (Starts and Completions Survey, Market Absorption Survey)

Table 1.1: Housing Activity Summary by Submarket
July 2007

	Ownership						Rental		Total*
	Freehold			Condominium					
	Single	Semi	Row, Apt. & Other	Single	Row and Semi	Apt. & Other	Single, Semi, and Row	Apt. & Other	
COMPLETED & NOT ABSORBED									
Edmonton City									
July 2007	264	59	0	0	13	2	3	37	378
July 2006	316	62	0	2	47	187	3	292	909
Beaumont Town									
July 2007	23	0	0	0	0	0	0	0	23
July 2006	19	0	0	0	0	0	0	0	19
Devon Town									
July 2007	0	0	0	0	0	0	0	0	0
July 2006	2	0	0	0	0	0	0	0	2
Fort Saskatchewan City									
July 2007	16	17	0	0	3	3	0	0	39
July 2006	10	2	0	0	3	5	0	0	20
Leduc City									
July 2007	25	4	0	0	0	3	0	0	32
July 2006	18	6	0	0	5	3	0	10	42
Leduc County									
July 2007	0	0	0	0	0	0	0	0	0
July 2006	0	0	0	0	0	0	0	0	0
Morinville Town									
July 2007	10	0	0	0	0	0	0	0	10
July 2006	3	0	0	0	2	0	0	0	5
Parkland County									
July 2007	3	1	0	0	0	0	0	0	4
July 2006	1	3	0	0	0	0	0	0	4
Spruce Grove City									
July 2007	23	5	0	0	0	0	0	0	28
July 2006	17	5	0	0	3	17	0	2	44
St. Albert City									
July 2007	38	5	0	0	4	0	0	0	47
July 2006	24	0	0	0	5	0	0	0	29
Stony Plain Town									
July 2007	15	5	0	0	0	0	0	0	20
July 2006	12	9	0	0	0	62	0	0	83
Strathcona County									
July 2007	50	4	0	0	2	0	0	0	56
July 2006	52	11	0	0	5	0	0	0	68
Sturgeon County									
July 2007	0	0	0	0	0	0	0	0	0
July 2006	0	0	0	0	0	0	0	0	0
Remainder of the CMA									
July 2007	1	0	0	0	0	0	0	0	1
July 2006	1	0	0	0	0	4	0	0	5
Edmonton CMA									
July 2007	468	100	0	0	22	8	3	37	638
July 2006	475	98	0	2	70	278	3	304	1,230

Source: CMHC (Starts and Completions Survey, Market Absorption Survey)

Table 1.1: Housing Activity Summary by Submarket July 2007									
	Ownership						Rental		Total*
	Freehold			Condominium					
	Single	Semi	Row, Apt. & Other	Single	Row and Semi	Apt. & Other	Single, Semi, and Row	Apt. & Other	
ABSORBED									
Edmonton City									
July 2007	292	40	0	2	33	165	0	55	587
July 2006	415	38	0	3	96	252	0	132	936
Beaumont Town									
July 2007	27	6	0	0	0	0	0	0	33
July 2006	18	6	0	0	0	0	0	0	24
Devon Town									
July 2007	1	0	0	0	0	0	0	0	1
July 2006	1	0	0	0	0	0	0	0	1
Fort Saskatchewan City									
July 2007	17	4	0	0	11	0	0	0	32
July 2006	17	0	0	0	6	0	0	0	23
Leduc City									
July 2007	45	0	0	0	0	0	0	0	45
July 2006	21	0	0	0	4	0	0	0	25
Leduc County									
July 2007	19	0	0	0	0	0	0	0	19
July 2006	8	0	0	0	0	0	0	0	8
Morinville Town									
July 2007	8	2	0	0	0	0	0	0	10
July 2006	10	0	0	0	0	0	0	0	10
Parkland County									
July 2007	34	0	0	0	0	0	0	0	34
July 2006	13	1	0	0	0	0	0	0	14
Spruce Grove City									
July 2007	36	12	0	0	4	0	0	0	52
July 2006	21	3	0	0	0	0	0	0	24
St. Albert City									
July 2007	33	8	0	0	7	0	0	0	48
July 2006	37	2	0	0	13	0	0	0	52
Stony Plain Town									
July 2007	15	2	0	0	0	0	0	0	17
July 2006	11	7	0	0	1	0	0	0	19
Strathcona County									
July 2007	54	4	0	1	4	0	0	0	63
July 2006	46	9	0	1	2	0	0	0	58
Sturgeon County									
July 2007	18	0	0	0	0	0	0	0	18
July 2006	9	0	0	0	0	0	0	0	9
Remainder of the CMA									
July 2007	16	2	0	0	0	0	0	0	18
July 2006	3	0	3	0	0	0	0	0	6
Edmonton CMA									
July 2007	615	80	0	3	59	165	0	55	977
July 2006	630	66	3	4	122	252	0	132	1,209

Source: CMHC (Starts and Completions Survey, Market Absorption Survey)

Table 2: Starts by Submarket and by Dwelling Type
July 2007

Submarket	Single		Semi		Row		Apt. & Other		Total		
	July 2007	July 2006	July 2007	July 2006	July 2007	July 2006	July 2007	July 2006	July 2007	July 2006	% Change
Edmonton City	296	487	100	80	3	56	310	119	709	742	-4.4
Beaumont Town	34	29	0	2	0	8	0	0	34	39	-12.8
Calmar Town	0	0	0	0	0	0	0	0	0	0	n/a
Devon Town	3	4	4	2	0	0	0	0	7	6	16.7
Fort Saskatchewan City	37	32	24	4	0	16	0	0	61	52	17.3
Gibbons Town	4	3	0	0	0	0	0	0	4	3	33.3
Leduc City	42	41	16	8	0	0	0	0	58	49	18.4
Leduc County	18	5	0	0	0	0	0	0	18	5	**
Morinville Town	12	10	0	0	0	0	0	85	12	95	-87.4
Parkland County	50	22	6	0	0	0	0	0	56	22	154.5
Spruce Grove City	22	41	18	4	28	0	0	0	68	45	51.1
St. Albert City	17	44	0	14	0	0	0	0	17	58	-70.7
Stony Plain Town	27	15	28	4	4	0	0	0	59	19	**
Strathcona County	87	82	10	10	8	19	0	148	105	259	-59.5
Sturgeon County	20	13	0	0	0	0	0	0	20	13	53.8
Remainder of the CMA	13	17	0	0	0	0	0	0	13	17	-23.5
Edmonton CMA	682	845	206	128	43	99	310	352	1,241	1,424	-12.9

Table 2.1: Starts by Submarket and by Dwelling Type
January - July 2007

Submarket	Single		Semi		Row		Apt. & Other		Total		
	YTD 2007	YTD 2006	YTD 2007	YTD 2006	YTD 2007	YTD 2006	YTD 2007	YTD 2006	YTD 2007	YTD 2006	% Change
Edmonton City	2,477	3,288	554	632	556	291	1,683	1,619	5,270	5,830	-9.6
Beaumont Town	254	246	32	42	100	20	0	0	386	308	25.3
Calmar Town	2	6	0	0	0	4	0	0	2	10	-80.0
Devon Town	21	18	8	2	0	0	0	0	29	20	45.0
Fort Saskatchewan City	175	142	102	36	0	16	0	117	277	311	-10.9
Gibbons Town	21	18	0	0	0	0	4	0	25	18	38.9
Leduc City	308	211	54	56	12	0	0	0	374	267	40.1
Leduc County	75	48	0	0	0	0	0	0	75	48	56.3
Morinville Town	123	59	0	2	0	0	0	85	123	146	-15.8
Parkland County	199	130	6	4	0	0	0	0	205	134	53.0
Spruce Grove City	306	261	64	28	46	0	123	0	539	289	86.5
St. Albert City	175	217	22	70	15	0	0	0	212	287	-26.1
Stony Plain Town	138	106	86	12	22	0	0	0	246	118	108.5
Strathcona County	504	526	66	44	84	57	182	226	836	853	-2.0
Sturgeon County	119	80	0	0	0	0	0	0	119	80	48.8
Remainder of the CMA	51	51	2	0	11	0	0	0	64	51	25.5
Edmonton CMA	4,948	5,407	996	928	846	388	1,992	2,047	8,782	8,770	0.1

Source: CMHC (Starts and Completions Survey)

Table 2.2: Starts by Submarket, by Dwelling Type and by Intended Market
July 2007

Submarket	Row				Apt. & Other			
	Freehold and Condominium		Rental		Freehold and Condominium		Rental	
	July 2007	July 2006	July 2007	July 2006	July 2007	July 2006	July 2007	July 2006
Edmonton City	3	56	0	0	230	119	80	0
Beaumont Town	0	8	0	0	0	0	0	0
Calmar Town	0	0	0	0	0	0	0	0
Devon Town	0	0	0	0	0	0	0	0
Fort Saskatchewan City	0	16	0	0	0	0	0	0
Gibbons Town	0	0	0	0	0	0	0	0
Leduc City	0	0	0	0	0	0	0	0
Leduc County	0	0	0	0	0	0	0	0
Morinville Town	0	0	0	0	0	85	0	0
Parkland County	0	0	0	0	0	0	0	0
Spruce Grove City	28	0	0	0	0	0	0	0
St. Albert City	0	0	0	0	0	0	0	0
Stony Plain Town	4	0	0	0	0	0	0	0
Strathcona County	8	19	0	0	0	148	0	0
Sturgeon County	0	0	0	0	0	0	0	0
Remainder of the CMA	0	0	0	0	0	0	0	0
Edmonton CMA	43	99	0	0	230	352	80	0

Table 2.3: Starts by Submarket, by Dwelling Type and by Intended Market
January - July 2007

Submarket	Row				Apt. & Other			
	Freehold and Condominium		Rental		Freehold and Condominium		Rental	
	YTD 2007	YTD 2006	YTD 2007	YTD 2006	YTD 2007	YTD 2006	YTD 2007	YTD 2006
Edmonton City	552	291	4	0	1,568	1,516	115	103
Beaumont Town	100	20	0	0	0	0	0	0
Calmar Town	0	0	0	4	0	0	0	0
Devon Town	0	0	0	0	0	0	0	0
Fort Saskatchewan City	0	16	0	0	0	117	0	0
Gibbons Town	0	0	0	0	4	0	0	0
Leduc City	12	0	0	0	0	0	0	0
Leduc County	0	0	0	0	0	0	0	0
Morinville Town	0	0	0	0	0	85	0	0
Parkland County	0	0	0	0	0	0	0	0
Spruce Grove City	46	0	0	0	123	0	0	0
St. Albert City	15	0	0	0	0	0	0	0
Stony Plain Town	22	0	0	0	0	0	0	0
Strathcona County	84	57	0	0	182	226	0	0
Sturgeon County	0	0	0	0	0	0	0	0
Remainder of the CMA	11	0	0	0	0	0	0	0
Edmonton CMA	842	384	4	4	1,877	1,944	115	103

Source: CMHC (Starts and Completions Survey)

Table 2.4: Starts by Submarket and by Intended Market
July 2007

Submarket	Freehold		Condominium		Rental		Total*	
	July 2007	July 2006	July 2007	July 2006	July 2007	July 2006	July 2007	July 2006
Edmonton City	347	549	282	193	80	0	709	742
Beaumont Town	34	31	0	8	0	0	34	39
Calmar Town	0	0	0	0	0	0	0	0
Devon Town	3	4	4	2	0	0	7	6
Fort Saskatchewan City	61	36	0	16	0	0	61	52
Gibbons Town	4	3	0	0	0	0	4	3
Leduc City	58	49	0	0	0	0	58	49
Leduc County	18	5	0	0	0	0	18	5
Morinville Town	12	10	0	85	0	0	12	95
Parkland County	50	22	6	0	0	0	56	22
Spruce Grove City	40	45	28	0	0	0	68	45
St. Albert City	17	58	0	0	0	0	17	58
Stony Plain Town	47	19	12	0	0	0	59	19
Strathcona County	97	91	8	168	0	0	105	259
Sturgeon County	20	13	0	0	0	0	20	13
Remainder of the CMA	13	17	0	0	0	0	13	17
Edmonton CMA	821	952	340	472	80	0	1,241	1,424

Table 2.5: Starts by Submarket and by Intended Market
January - July 2007

Submarket	Freehold		Condominium		Rental		Total*	
	YTD 2007	YTD 2006	YTD 2007	YTD 2006	YTD 2007	YTD 2006	YTD 2007	YTD 2006
Edmonton City	2,887	3,698	2,262	2,021	121	111	5,270	5,830
Beaumont Town	272	282	114	26	0	0	386	308
Calmar Town	2	6	0	0	0	4	2	10
Devon Town	21	18	8	2	0	0	29	20
Fort Saskatchewan City	249	176	28	135	0	0	277	311
Gibbons Town	21	18	4	0	0	0	25	18
Leduc City	362	267	12	0	0	0	374	267
Leduc County	75	48	0	0	0	0	75	48
Morinville Town	123	61	0	85	0	0	123	146
Parkland County	199	134	6	0	0	0	205	134
Spruce Grove City	366	283	173	6	0	0	539	289
St. Albert City	193	245	19	42	0	0	212	287
Stony Plain Town	212	118	34	0	0	0	246	118
Strathcona County	511	569	325	284	0	0	836	853
Sturgeon County	119	80	0	0	0	0	119	80
Remainder of the CMA	58	51	6	0	0	0	64	51
Edmonton CMA	5,670	6,054	2,991	2,601	121	115	8,782	8,770

Source: CMHC (Starts and Completions Survey)

Table 3: Completions by Submarket and by Dwelling Type
July 2007

Submarket	Single		Semi		Row		Apt. & Other		Total		
	July 2007	July 2006	July 2007	July 2006	July 2007	July 2006	July 2007	July 2006	July 2007	July 2006	% Change
Edmonton City	306	437	48	76	20	61	165	179	539	753	-28.4
Beaumont Town	32	19	6	6	0	0	0	0	38	25	52.0
Calmar Town	1	0	2	0	0	0	0	0	3	0	n/a
Devon Town	0	1	0	0	0	0	0	0	0	1	-100.0
Fort Saskatchewan City	19	19	12	0	11	6	0	0	42	25	68.0
Gibbons Town	4	0	0	0	0	0	0	0	4	0	n/a
Leduc City	44	21	0	0	0	8	0	0	44	29	51.7
Leduc County	19	8	0	0	0	0	0	0	19	8	137.5
Morinville Town	9	11	2	0	0	0	0	0	11	11	0.0
Parkland County	35	13	0	2	0	0	0	0	35	15	133.3
Spruce Grove City	40	22	16	6	0	0	0	0	56	28	100.0
St. Albert City	40	32	12	16	0	0	0	0	52	48	8.3
Stony Plain Town	16	9	2	6	0	0	0	0	18	15	20.0
Strathcona County	58	55	4	14	4	0	0	0	66	69	-4.3
Sturgeon County	18	9	0	0	0	0	0	0	18	9	100.0
Remainder of the CMA	11	3	0	0	0	0	0	4	11	7	57.1
Edmonton CMA	652	659	104	126	35	75	165	183	956	1,043	-8.3

Table 3.1: Completions by Submarket and by Dwelling Type
January - July 2007

Submarket	Single		Semi		Row		Apt. & Other		Total		
	YTD 2007	YTD 2006	YTD 2007	YTD 2006	YTD 2007	YTD 2006	YTD 2007	YTD 2006	YTD 2007	YTD 2006	% Change
Edmonton City	2,399	2,658	416	454	258	355	1,272	1,610	4,345	5,077	-14.4
Beaumont Town	168	158	18	6	16	0	41	0	243	164	48.2
Calmar Town	1	4	2	2	4	3	0	0	7	9	-22.2
Devon Town	15	25	0	0	0	0	0	0	15	25	-40.0
Fort Saskatchewan City	98	88	50	8	23	18	31	0	202	114	77.2
Gibbons Town	20	11	0	0	0	0	0	4	20	15	33.3
Leduc City	175	106	16	24	8	19	0	35	199	184	8.2
Leduc County	88	51	0	0	0	0	0	0	88	51	72.5
Morinville Town	67	41	4	4	0	0	43	0	114	45	153.3
Parkland County	165	78	2	8	0	0	0	0	167	86	94.2
Spruce Grove City	256	168	44	30	3	0	52	98	355	296	19.9
St. Albert City	163	170	62	36	0	0	190	30	415	236	75.8
Stony Plain Town	98	56	36	26	0	0	0	74	134	156	-14.1
Strathcona County	409	346	20	80	30	0	158	0	617	426	44.8
Sturgeon County	107	81	0	0	0	0	0	0	107	81	32.1
Remainder of the CMA	59	36	0	2	0	0	0	4	59	42	40.5
Edmonton CMA	4,288	4,077	670	680	342	395	1,787	1,855	7,087	7,007	1.1

Source: CMHC (Starts and Completions Survey)

Table 3.2: Completions by Submarket, by Dwelling Type and by Intended Market
July 2007

Submarket	Row				Apt. & Other			
	Freehold and Condominium		Rental		Freehold and Condominium		Rental	
	July 2007	July 2006	July 2007	July 2006	July 2007	July 2006	July 2007	July 2006
Edmonton City	20	61	0	0	165	179	0	0
Beaumont Town	0	0	0	0	0	0	0	0
Calmar Town	0	0	0	0	0	0	0	0
Devon Town	0	0	0	0	0	0	0	0
Fort Saskatchewan City	11	6	0	0	0	0	0	0
Gibbons Town	0	0	0	0	0	0	0	0
Leduc City	0	8	0	0	0	0	0	0
Leduc County	0	0	0	0	0	0	0	0
Morinville Town	0	0	0	0	0	0	0	0
Parkland County	0	0	0	0	0	0	0	0
Spruce Grove City	0	0	0	0	0	0	0	0
St. Albert City	0	0	0	0	0	0	0	0
Stony Plain Town	0	0	0	0	0	0	0	0
Strathcona County	4	0	0	0	0	0	0	0
Sturgeon County	0	0	0	0	0	0	0	0
Remainder of the CMA	0	0	0	0	0	4	0	0
Edmonton CMA	35	75	0	0	165	183	0	0

Table 3.3: Completions by Submarket, by Dwelling Type and by Intended Market
January - July 2007

Submarket	Row				Apt. & Other			
	Freehold and Condominium		Rental		Freehold and Condominium		Rental	
	YTD 2007	YTD 2006	YTD 2007	YTD 2006	YTD 2007	YTD 2006	YTD 2007	YTD 2006
Edmonton City	225	341	33	14	1,272	1,375	0	235
Beaumont Town	16	0	0	0	0	0	41	0
Calmar Town	0	3	4	0	0	0	0	0
Devon Town	0	0	0	0	0	0	0	0
Fort Saskatchewan City	23	18	0	0	31	0	0	0
Gibbons Town	0	0	0	0	0	4	0	0
Leduc City	8	19	0	0	0	0	0	35
Leduc County	0	0	0	0	0	0	0	0
Morinville Town	0	0	0	0	43	0	0	0
Parkland County	0	0	0	0	0	0	0	0
Spruce Grove City	3	0	0	0	52	0	0	98
St. Albert City	0	0	0	0	139	0	51	30
Stony Plain Town	0	0	0	0	0	74	0	0
Strathcona County	30	0	0	0	158	0	0	0
Sturgeon County	0	0	0	0	0	0	0	0
Remainder of the CMA	0	0	0	0	0	4	0	0
Edmonton CMA	305	381	37	14	1,695	1,457	92	398

Source: CMHC (Starts and Completions Survey)

Table 3.4: Completions by Submarket and by Intended Market
July 2007

Submarket	Freehold		Condominium		Rental		Total*	
	July 2007	July 2006	July 2007	July 2006	July 2007	July 2006	July 2007	July 2006
Edmonton City	342	476	197	277	0	0	539	753
Beaumont Town	38	25	0	0	0	0	38	25
Calmar Town	3	0	0	0	0	0	3	0
Devon Town	0	1	0	0	0	0	0	1
Fort Saskatchewan City	29	19	13	6	0	0	42	25
Gibbons Town	4	0	0	0	0	0	4	0
Leduc City	44	21	0	8	0	0	44	29
Leduc County	19	8	0	0	0	0	19	8
Morinville Town	11	11	0	0	0	0	11	11
Parkland County	35	15	0	0	0	0	35	15
Spruce Grove City	52	26	4	2	0	0	56	28
St. Albert City	46	34	6	14	0	0	52	48
Stony Plain Town	18	15	0	0	0	0	18	15
Strathcona County	61	66	5	3	0	0	66	69
Sturgeon County	18	9	0	0	0	0	18	9
Remainder of the CMA	11	3	0	4	0	0	11	7
Edmonton CMA	731	729	225	314	0	0	956	1,043

Table 3.5: Completions by Submarket and by Intended Market
January - July 2007

Submarket	Freehold		Condominium		Rental		Total*	
	YTD 2007	YTD 2006	YTD 2007	YTD 2006	YTD 2007	YTD 2006	YTD 2007	YTD 2006
Edmonton City	2,710	2,947	1,600	1,877	35	253	4,345	5,077
Beaumont Town	184	164	18	0	41	0	243	164
Calmar Town	3	9	0	0	4	0	7	9
Devon Town	15	25	0	0	0	0	15	25
Fort Saskatchewan City	144	85	58	29	0	0	202	114
Gibbons Town	20	11	0	4	0	0	20	15
Leduc City	191	128	8	21	0	35	199	184
Leduc County	88	51	0	0	0	0	88	51
Morinville Town	71	41	43	4	0	0	114	45
Parkland County	167	86	0	0	0	0	167	86
Spruce Grove City	296	186	59	12	0	98	355	296
St. Albert City	201	172	163	34	51	30	415	236
Stony Plain Town	134	78	0	78	0	0	134	156
Strathcona County	423	384	194	42	0	0	617	426
Sturgeon County	107	81	0	0	0	0	107	81
Remainder of the CMA	59	38	0	4	0	0	59	42
Edmonton CMA	4,813	4,486	2,143	2,105	131	416	7,087	7,007

Source: CMHC (Starts and Completions Survey)

Table 4: Absorbed Single-Detached Units by Price Range
July 2007

Submarket	Price Ranges										Total	Median Price ($)	Average Price ($)
	< $200,000		$200,000 - $249,999		$250,000 - $299,999		$300,000 - $349,999		$350,000 +				
	Units	Share (%)	Units	Share (%)	Units	Share (%)	Units	Share (%)	Units	Share (%)			
Edmonton City													
July 2007	0	0.0	0	0.0	11	3.7	25	8.5	258	87.8	294	459,500	471,490
July 2006	13	3.1	93	22.2	135	32.3	108	25.8	69	16.5	418	284,250	301,083
Year-to-date 2007	9	0.4	86	3.5	335	13.8	500	20.6	1,496	61.7	2,426	379,900	409,613
Year-to-date 2006	148	5.4	871	31.8	932	34.1	414	15.1	372	13.6	2,737	267,900	289,022
Beaumont Town													
July 2007	0	0.0	0	0.0	0	0.0	4	14.8	23	85.2	27	408,900	444,596
July 2006	0	0.0	3	16.7	7	38.9	4	22.2	4	22.2	18	294,400	305,894
Year-to-date 2007	0	0.0	2	1.2	30	18.3	40	24.4	92	56.1	164	368,900	391,373
Year-to-date 2006	2	1.2	41	24.8	84	50.9	25	15.2	13	7.9	165	274,900	280,105
Calmar Town													
July 2007	0	0.0	1	100.0	0	0.0	0	0.0	0	0.0	1	--	--
July 2006	0	n/a	0	n/a	0	n/a	0	n/a	0	n/a	0	--	--
Year-to-date 2007	0	0.0	1	100.0	0	0.0	0	0.0	0	0.0	1	--	--
Year-to-date 2006	2	50.0	2	50.0	0	0.0	0	0.0	0	0.0	4	--	--
Devon Town													
July 2007	0	0.0	0	0.0	0	0.0	1	100.0	0	0.0	1	--	--
July 2006	0	0.0	1	100.0	0	0.0	0	0.0	0	0.0	1	--	--
Year-to-date 2007	0	0.0	11	64.7	4	23.5	2	11.8	0	0.0	17	239,900	250,165
Year-to-date 2006	4	14.8	22	81.5	1	3.7	0	0.0	0	0.0	27	229,900	225,915
Fort Saskatchewan City													
July 2007	0	0.0	0	0.0	0	0.0	1	5.9	16	94.1	17	521,000	538,147
July 2006	0	0.0	3	17.6	8	47.1	4	23.5	2	11.8	17	295,100	300,471
Year-to-date 2007	0	0.0	2	1.9	1	0.9	5	4.7	98	92.5	106	432,750	466,673
Year-to-date 2006	3	3.4	27	31.0	32	36.8	14	16.1	11	12.6	87	277,700	288,582
Gibbons Town													
July 2007	0	0.0	0	0.0	0	0.0	3	75.0	1	25.0	4	--	--
July 2006	0	n/a	0	n/a	0	n/a	0	n/a	0	n/a	0	--	--
Year-to-date 2007	0	0.0	8	40.0	8	40.0	3	15.0	1	5.0	20	257,500	270,750
Year-to-date 2006	5	45.5	4	36.4	2	18.2	0	0.0	0	0.0	11	230,000	208,182
Leduc City													
July 2007	0	0.0	1	2.2	1	2.2	12	26.7	31	68.9	45	409,900	410,084
July 2006	0	0.0	10	47.6	6	28.6	2	9.5	3	14.3	21	264,900	282,162
Year-to-date 2007	0	0.0	10	5.7	35	20.1	49	28.2	80	46.0	174	344,950	356,906
Year-to-date 2006	3	3.1	50	51.0	31	31.6	8	8.2	6	6.1	98	247,900	262,656
Leduc County													
July 2007	0	0.0	0	0.0	0	0.0	0	0.0	19	100.0	19	550,000	560,263
July 2006	2	25.0	0	0.0	2	25.0	1	12.5	3	37.5	8	--	--
Year-to-date 2007	5	5.7	4	4.5	4	4.5	7	8.0	68	77.3	88	440,000	462,499
Year-to-date 2006	6	11.8	9	17.6	15	29.4	14	27.5	7	13.7	51	275,000	283,922
Morinville Town													
July 2007	0	0.0	0	0.0	0	0.0	0	0.0	8	100.0	8	--	--
July 2006	0	0.0	6	60.0	3	30.0	1	10.0	0	0.0	10	245,450	253,010
Year-to-date 2007	0	0.0	3	4.9	3	4.9	20	32.8	35	57.4	61	386,000	384,695
Year-to-date 2006	2	4.3	26	55.3	14	29.8	5	10.6	0	0.0	47	245,000	247,051

Source: CMHC (Market Absorption Survey)

Table 4: Absorbed Single-Detached Units by Price Range
July 2007

Submarket	Price Ranges										Total	Median Price ($)	Average Price ($)
	< $200,000		$200,000 - $249,999		$250,000 - $299,999		$300,000 - $349,999		$350,000 +				
	Units	Share (%)	Units	Share (%)	Units	Share (%)	Units	Share (%)	Units	Share (%)			
Parkland County													
July 2007	9	26.5	6	17.6	2	5.9	2	5.9	15	44.1	34	302,615	406,174
July 2006	3	23.1	1	7.7	2	15.4	4	30.8	3	23.1	13	300,000	277,173
Year-to-date 2007	35	21.1	19	11.4	26	15.7	23	13.9	63	38.0	166	305,473	353,840
Year-to-date 2006	16	20.3	7	8.9	12	15.2	20	25.3	24	30.4	79	315,828	304,234
Spruce Grove City													
July 2007	0	0.0	3	8.3	11	30.6	13	36.1	9	25.0	36	306,278	317,600
July 2006	3	14.3	12	57.1	3	14.3	2	9.5	1	4.8	21	222,960	240,149
Year-to-date 2007	23	9.3	50	20.2	113	45.7	37	15.0	24	9.7	247	272,233	273,936
Year-to-date 2006	50	28.7	72	41.4	40	23.0	8	4.6	4	2.3	174	222,647	230,522
St. Albert City													
July 2007	0	0.0	0	0.0	0	0.0	0	0.0	33	100.0	33	629,000	635,797
July 2006	0	0.0	3	8.1	6	16.2	8	21.6	20	54.1	37	359,900	378,627
Year-to-date 2007	0	0.0	0	0.0	0	0.0	0	0.0	159	100.0	159	615,200	622,352
Year-to-date 2006	0	0.0	20	11.1	48	26.7	26	14.4	86	47.8	180	340,200	362,211
Stony Plain Town													
July 2007	1	6.7	5	33.3	2	13.3	1	6.7	6	40.0	15	297,690	308,984
July 2006	3	27.3	1	9.1	3	27.3	3	27.3	1	9.1	11	269,823	258,102
Year-to-date 2007	2	2.1	22	22.9	36	37.5	14	14.6	22	22.9	96	275,998	303,619
Year-to-date 2006	18	28.1	18	28.1	11	17.2	8	12.5	9	14.1	64	235,416	257,400
Strathcona County													
July 2007	0	0.0	0	0.0	0	0.0	0	0.0	55	100.0	55	480,000	567,160
July 2006	1	2.1	4	8.5	15	31.9	12	25.5	15	31.9	47	307,000	343,764
Year-to-date 2007	0	0.0	1	0.2	0	0.0	23	5.7	380	94.1	404	440,000	519,626
Year-to-date 2006	10	3.0	67	20.3	91	27.6	71	21.5	91	27.6	330	298,000	334,125
Sturgeon County													
July 2007	1	5.6	0	0.0	1	5.6	3	16.7	13	72.2	18	435,000	460,556
July 2006	3	33.3	0	0.0	2	22.2	0	0.0	4	44.4	9	--	--
Year-to-date 2007	12	11.2	10	9.3	8	7.5	9	8.4	68	63.6	107	410,000	420,794
Year-to-date 2006	29	35.8	10	12.3	17	21.0	8	9.9	17	21.0	81	250,000	289,321
Remainder of the CMA													
July 2007	4	36.4	1	9.1	1	9.1	2	18.2	3	27.3	11	275,000	309,945
July 2006	1	33.3	2	66.7	0	0.0	0	0.0	0	0.0	3	--	--
Year-to-date 2007	7	11.9	6	10.2	17	28.8	19	32.2	10	16.9	59	290,000	293,034
Year-to-date 2006	11	31.4	20	57.1	2	5.7	2	5.7	0	0.0	35	212,278	207,543
Edmonton CMA													
July 2007	15	2.4	17	2.8	29	4.7	67	10.8	490	79.3	618	449,900	466,183
July 2006	29	4.6	139	21.9	192	30.3	149	23.5	125	19.7	634	286,800	304,608
Year-to-date 2007	93	2.2	235	5.5	620	14.4	751	17.5	2,596	60.4	4,295	381,900	412,166
Year-to-date 2006	309	7.4	1,266	30.4	1,332	31.9	623	14.9	640	15.3	4,170	268,000	290,187

Source: CMHC (Market Absorption Survey)

Table 4.1: Average Price ($) of Absorbed Single-detached Units July 2007						
Submarket	July 2007	July 2006	% Change	YTD 2007	YTD 2006	% Change
Edmonton City	471,490	301,083	56.6	409,613	289,022	41.7
Beaumont Town	444,596	305,894	45.3	391,373	280,105	39.7
Calmar Town	--	--	n/a	--	--	n/a
Devon Town	--	--	n/a	250,165	225,915	10.7
Fort Saskatchewan City	538,147	300,471	79.1	466,673	288,582	61.7
Gibbons Town	--	--	n/a	270,750	208,182	30.1
Leduc City	410,084	282,162	45.3	356,906	262,656	35.9
Leduc County	560,263	--	n/a	462,499	283,922	62.9
Morinville Town	--	253,010	n/a	384,695	247,051	55.7
Parkland County	406,174	277,173	46.5	353,840	304,234	16.3
Spruce Grove City	317,600	240,149	32.3	273,936	230,522	18.8
St. Albert City	635,797	378,627	67.9	622,352	362,211	71.8
Stony Plain Town	308,984	258,102	19.7	303,619	257,400	18.0
Strathcona County	567,160	343,764	65.0	519,626	334,125	55.5
Sturgeon County	460,556	--	n/a	420,794	289,321	45.4
Remainder of the CMA	309,945	--	n/a	293,034	207,543	41.2
Edmonton CMA	466,183	304,608	53.0	412,166	290,187	42.0

Source: CMHC (Market Absorption Survey)

Table 5: MLS® Residential Activity for Edmonton
July 2007

		Number of Sales[1]	Yr/Yr[2] (%)	Sales SA[1]	Number of New Listings[1]	New Listings SA[1]	Sales-to-New Listings SA[2]	Average Price[1] ($)	Yr/Yr[2] (%)	Average Price[1] ($) SA
2006	January	1,175	32.6	1,740	1,615	1,839	94.6	199,148	10.1	205,596
	February	1,605	27.7	1,837	1,835	1,995	92.1	211,531	15.5	215,411
	March	2,016	20.0	1,779	2,202	1,847	96.3	220,124	16.1	218,014
	April	2,026	12.4	1,753	2,171	1,915	91.5	226,846	18.2	223,725
	May	2,565	22.3	1,792	2,416	1,897	94.5	242,936	22.9	232,881
	June	2,183	2.3	1,717	2,440	2,010	85.4	254,240	27.5	243,134
	July	1,953	21.3	1,800	2,230	2,063	87.3	256,489	31.0	249,893
	August	2,079	7.5	1,816	2,657	2,291	79.3	270,746	38.1	261,760
	September	1,844	19.2	1,929	2,604	2,557	75.4	278,732	46.3	274,032
	October	1,890	41.8	1,984	2,347	2,344	84.6	276,641	39.9	284,735
	November	1,574	8.9	1,921	1,852	2,379	80.7	282,434	42.5	284,671
	December	1,074	18.3	1,916	1,024	2,256	84.9	294,155	48.7	303,920
2007	January	1,554	32.3	2,176	2,115	2,340	93.0	303,820	52.6	312,097
	February	1,886	17.5	2,122	2,166	2,369	89.6	321,307	51.9	324,850
	March	2,358	17.0	2,140	3,100	2,658	80.5	325,439	47.8	328,180
	April	2,443	20.6	2,063	3,296	2,807	73.5	343,922	51.6	341,193
	May	2,794	8.9	1,955	4,710	3,566	54.8	357,839	47.3	342,640
	June	2,176	-0.3	1,769	4,884	4,188	42.2	350,357	37.8	335,508
	July	1,538	-21.2	1,403	4,481	3,844	36.5	353,919	38.0	345,865
	August									
	September									
	October									
	November									
	December									
	Q1 2006	4,796	25.5		5,652			212,109	13.4	
	Q1 2007	5,798	20.9		7,381			318,301	50.1	
	YTD 2006	13,523	17.9		14,909			233,375	21.1	
	YTD 2007	14,749	9.1		24,752			338,478	45.0	

MLS® is a registered trademark of the Canadian Real Estate Association (CREA).

[1]Source: CREA

[2]Source: CMHC, adapted from MLS® data supplied by CREA

Table 6: Economic Indicators
July 2007

		Interest Rates			NHPI, Total, Edmonton CMA 1997=100	CPI, 2002 =100	Edmonton Labour Market			
		P & I Per $100,000	Mortage Rates (%)				Employment SA (,000)	Unemployment Rate (%) SA	Participation Rate (%) SA	Average Weekly Earnings ($)
			1 Yr. Term	5 Yr. Term						
2006	January	658	5.80	6.30	148.6	110.6	542	4.2	68.8	751
	February	667	5.85	6.45	150.2	110.1	544	4.0	68.8	757
	March	667	6.05	6.45	153.1	110.6	548	3.8	68.9	762
	April	685	6.25	6.75	159.1	111.4	549	3.8	68.9	764
	May	685	6.25	6.75	167.5	112.1	554	3.6	69.1	770
	June	697	6.60	6.95	175.3	111.6	558	3.8	69.6	773
	July	697	6.60	6.95	178.7	112.8	563	3.8	70.0	774
	August	691	6.40	6.85	190.8	113.0	564	4.3	70.3	779
	September	682	6.40	6.70	196.2	113.2	564	4.2	70.1	785
	October	688	6.40	6.80	200.5	112.2	567	4.0	69.9	788
	November	673	6.40	6.55	204.7	113.0	571	3.8	70.1	792
	December	667	6.30	6.45	205.1	113.5	575	3.7	70.2	798
2007	January	679	6.50	6.65	208.4	113.9	583	3.8	71.0	805
	February	679	6.50	6.65	214.1	114.2	588	3.7	71.3	801
	March	669	6.40	6.49	214.1	115.7	593	3.5	71.5	799
	April	678	6.60	6.64	223.5	117.0	593	3.3	71.3	802
	May	709	6.85	7.14	229.4	117.1	592	3.5	71.2	811
	June	715	7.05	7.24	231.2	118.6	593	3.8	71.4	821
	July	715	7.05	7.24			595	4.0	71.5	832
	August									
	September									
	October									
	November									
	December									

"P & I" means Principal and Interest (assumes $ 100,000 mortgage amortized over 25 years using current 5 year interest rate)
"NHPI" means New Housing Price Index
"CPI" means Consumer Price Index
"SA" means Seasonally Adjusted

Source: CMHC, adapted from Statistics Canada (CANSIM), CREA (MLS®), Statistics Canada (CANSIM)

METHODOLOGY

Starts & Completions Survey Methodology

The Starts and Completions Survey is conducted by way of site visits which are used to confirm that new units have reached set stages in the construction process. Since most municipalities in the country issue building permits, these are used as an indication of where construction is likely to take place. In areas where there are no permits, reliance has to be placed either on local sources or searching procedures.

The Starts and Completions Survey is carried out monthly in urban areas with population in excess of 50,000, as defined by the 2001 Census. In urban areas with populations of 10,000 to 49,999, all Starts are enumerated in the last month of the quarter (i.e. four times a year, in March, June, September and December). In these centres with quarterly enumeration, Completion activity is modelled based on historical patterns. Monthly Starts and Completions activity in these quarterly locations are statistically estimated at a provincial level for single and multi categories. Centres with populations below 10,000 are enumerated on a sample basis, also in the last month of each quarter (i.e. four times a year, in March, June, September and December).

The Starts and Completions Survey enumerates dwelling units in new structures only, designed for non-transient and year-round occupancy.

Mobile homes are included in the surveys. A mobile home is a type of manufactured house that is completely assembled in a factory and then moved to a foundation before it is occupied.

Trailers or any other movable dwelling (the larger often referred to as a mobile home) with no permanent foundation are excluded from the survey.

Conversions and/or alterations within an existing structure are excluded from the surveys as are seasonal dwellings, such as: summer cottages, hunting and ski cabins, trailers and boat houses; and hostel accommodations, such as: hospitals, nursing homes, penal institutions, convents, monasteries, military and industrial camps, and collective types of accommodation such as: hotels, clubs, and lodging homes.

Market Absorption Survey Methodology

The Market Absorption Survey is carried out in conjunction with the Starts and Completions Survey in urban areas with populations in excess of 50,000. When a structure is recorded as completed, an update is also made as units are sold or rented. The dwellings are then enumerated each month until such time as full absorption occurs.

STARTS AND COMPLETIONS SURVEY AND MARKET ABSORPTION SURVEY DEFINITIONS

A "**dwelling unit**", for purposes of the Starts and Completions Survey, is defined as a structurally separate set of self-contained living premises with a private entrance from outside the building or from a common hall, lobby, or stairway inside the building. Such an entrance must be one that can be used without passing through another separate dwelling unit.

A "**start**", for purposes of the Starts and Completions Survey, is defined as the beginning of construction work on a building, usually when the concrete has been poured for the whole of the footing around the structure, or an equivalent stage where a basement will not be part of the structure.

The number of units "**under construction**" as at the end of the period shown, takes into account certain adjustments which are necessary for various reasons. For example, after a start on a dwelling has commenced construction may cease, or a structure, when completed, may contain more or fewer dwelling units than were reported at start.

A "**completion**", for purposes of the Starts and Completions Survey, is defined as the stage at which all the proposed construction work on a dwelling unit has been performed, although under some circumstances a dwelling may be counted as completed where up to 10 per cent of the proposed work remains to be done.

The term "**absorbed**" means that a housing unit is no longer on the market (i.e. has been sold or rented). This usually happens when a binding contract is secured by a non-refundable deposit and has been signed by a qualified purchaser. The purpose of the Market Absorption Survey is to measure the rate at which units are sold or rented after they are completed, as well as collect prices.

DWELLING TYPES:

A "**Single-Detached**" dwelling (also referred to as "**Single**") is a building containing only one dwelling unit, which is completely separated on all sides from any other dwelling or structure. Includes link homes, where two units may share a common basement wall but are separated above grade. Also includes cluster-single developments.

A "**Semi-Detached (Double)**" dwelling (also referred to as "**Semi**") is one of two dwellings located side-by-side in a building, adjoining no other structure and separated by a common or party wall extending from ground to roof.

A "**Row (Townhouse)**" dwelling is a one family dwelling unit in a row of three or more attached dwellings separated by a common or party wall extending from ground to roof.

The term "**Apartment and other**" includes all dwellings other than those described above, including structures commonly known as stacked townhouses, duplexes, triplexes, double duplexes and row duplexes.

INTENDED MARKET:

The "**Intended market**" is the tenure in which the unit is being marketed. This includes the following categories:

Freehold: A residence where the owner owns the dwelling and lot outright.

Condominium (including Strata-Titled): An individual dwelling which is privately owned, but where the building and/or the land are collectively owned by all dwelling unit owners. A condominium is a form of ownership rather than a type of house.

Rental: Dwelling constructed for rental purposes regardless of who finances the structure.

GEOGRAPHICAL TERMS:

A census metropolitan area (CMA) or a census agglomeration (CA) is formed by one or more adjacent municipalities centred on a large urban area (known as the urban core). The census population count of the urban core is at least 10,000 to form a census agglomeration and at least 100,000 to form a census metropolitan area. To be included in the CMA or CA, other adjacent municipalities must have a high degree on integration with the central urban area, as measured by commuting flows derived from census place of work data. CMAs and CAs contain whole municipalities or Census Subdivisions.

A "**Rural**" area, for the purposes of this publication, is a centre with a population less than 10,000.

All data presented in this publication is based on Statistics Canada's 2001 Census area definitions.

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